

TRANSFER
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Doc # 2008028557
Book 9888 Page 0199

41-92-7

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, DENISE A. NADEAU of 4
Lantern Lane, Waterville, ME 04901

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations,
paid by **GLM WORLDWIDE, LLC**, whose mailing address is 150 Capital Street,
Augusta, ME 04330

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain,
sell and conveyed **WITH WARRANTY COVENANTS**, to **GLM WORLDWIDE, LLC**,
its successors and assigns, forever,

The Unit known and designated as Unit H in KMD Associates Medical
Office Condominium located in ~~Waterville~~, County of Kennebec and
State of Maine, as shown on the condominium Plat and Plans by
Stephen Blatt Associates/Architects entitled "KMD ASSOCIATES
MEDICAL OFFICE CONDOMINIUM", and recorded in the Kennebec
County Registry of Deeds in Plan File Numbers E83101, E83102,
E83103 and E83104. Specific reference is made to the KMD Associates
Medical Office Condominium Declaration under the Maine
Condominium Act of the revised Statutes of the State of Maine as
amended, Title 33, Chapter 31, which Declaration is dated September
30, 1983, and recorded in the Kennebec County Registry of Deeds in
Book 2620, Page 2; as amended by first Amendment dated May 21,
1986, and recorded in the Kennebec County Registry of Deeds in Book
2952, Page 244; and as amended by Second Amendment dated
February 9, 2004, and recorded in the Kennebec County Registry of
Deeds in Book 7825, Page 332; and the same is incorporated by
reference herein (hereinafter called the Declaration") The aforesaid Plat
and Plans are Exhibits C and D to the Declaration respectively.

Said Unit is conveyed together with:

1. An undivided 11.45% interest in the common elements of the
condominium described in the Declaration attributable to the
Unit as stated in Exhibit B of the Declaration.
2. An exclusive right to use the limited common areas, if any
appurtenant to the Unit as specified in the Declaration, and
shown on said Plat and Plans.
3. An easement for the continuance of all encroachments by the
Unit on any adjoining units or common elements existing as a
result of construction of the building or which may come into
existence hereafter as a result of settling or shifting of the
building, or as a result of repair or restoration of the building
or of the Unit, after damage or destruction by fire or other

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casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements made by or with the consent of the Board of Directors of the KMD Associates Medical Office Condominium Association.

4. An easement in common with other unit owners to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements located in any of the other units or elsewhere on the property and serving the Unit.
5. All rights and easements in common with other Unit owners as described in the Declaration, including the description of property attached as Exhibit A to the Declaration.

Said Unit is conveyed subject to:

1. All easements, covenants, obligations, conditions, restrictions, reservations, and encumbrances contained in or referred to in the Declaration, including, but not limited to, those contained in the description of property attached as Exhibit A to the Declaration.
2. Easements in favor of adjoining units and in favor of the common areas and facilities or facilities for the continuance of all encroachments of such adjoining units or common areas and facilities of the Unit, now existing as a result of construction of the building, or which may come into existence hereafter as a result of repair or restoration of the building or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors of the KMD Association Medical Office Condominium Association.
3. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common areas and facilities located in the unit or elsewhere on the property and serving such other units.
4. Exclusive rights in favor of the owner of any unit to use the limited common areas, if any, appurtenant to such unit.
5. The provisions of the Declaration and Exhibits thereto, as the same may be amended or modified from time to time by instrument recorded or filed in the Kennebec County Registry of Deeds and the By-Laws of the Unit Owners Association, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as if those provisions were recited and stipulated at length herein.

Being the same premises conveyed to the Grantor herein by Deed of Andre Edmonds, dated November 14th, 2006 and recorded in the Kennebec Registry at Book 9151, Page 36.

Also being the same premises described in a Quitclaim Release Deed in favor of the Grantor herein which Deed is to be concurrently recorded herewith.

IN WITNESS WHEREOF, I, the said **DENISE A. NADEAU**, have hereunto set our hands and seals this 20th day of October, 2008.

Signed, Sealed and Delivered
in the presence of:

Witness


DENISE A. NADEAU

ACKNOWLEDGEMENT

STATE OF MAINE
County of Kennebec

October 20th, 2008

Personally appeared the above named **DENISE A. NADEAU** and acknowledged the foregoing instrument to be her free act and deed.

Before me,


NOTARY PUBLIC

(print name)

ERICA TURGEON
NOTARY PUBLIC
State of Maine
My Commission Expires
May 26, 2012

Received Kennebec SS.
10/22/2008 8:07AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS